



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

3 North Lowell Rd., Windham, New Hampshire 03087

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www.WindhamNH.gov

Planning Board Agenda

Wednesday, January 20, 2016

7:00pm @ Community Development Department

Call to Order/Attendance/Pledge of Allegiance

Public Hearings

Case#2015-26/Chadwick Place /55 + Housing/Major Preliminary Site Plan/Watershed/WWPD Special Permit (Continued from 12/16/15)

A Major Preliminary Site Plan for 55+ Housing; and Major Watershed/Wetland and Watershed Protection District (WWPD) Special Permit Applications have been submitted for 98 Range Road (17-I-300), a 9.47 acre lot (412,513.2 sq. ft.), located in the Rural District Zone, Cobbetts Pond and Canobie Lake Overlay Watershed Protection District, and WWPD. The applicant, Peter Zohdi, of Edward N. Herbert Associates, Inc., on behalf of Chadwick Asset Management Land Holdings, LLC., is proposing to construct fifteen (15) single-family, detached housing units for residents ages 55+, in adherence with Section 610 of the *Zoning Ordinance* pertaining to Housing for Older Persons. A 24' porous private driveway/road is proposed off of Range Road to access the development and two bio-retention/detention pond areas are designated for drainage. The homes are proposed to be served by two (2) onsite wells and onsite leach fields. A 5' walking trail is proposed along the perimeter of the property. A WWPD Special Permit is being requested for the installation of road shoulder work and a portion of the 5' walkway for a permanent disturbance of 11,500 sq. ft. to the WWPD. A total of 7.66 acres (333,669.6 sq. ft.) or 80% land area is proposed for open space.

Case # 2015-35 A Preliminary Major Site Plan/Housing for Older Persons Design Review & Cobbetts Pond and Canobie Lake Watershed Application (Lots 18-L-300 and 18-L-201)

A Preliminary Major Site Plan/Housing for Older Persons Design Review & Cobbetts Pond and Canobie Lake Watershed Application has been submitted for Lots 18-L-300 and 18-L-201 in the Professional, Business and Technology (PBT), Residence A and Cobbetts Pond and Canobie Lake Watershed Overlay Districts. The Applicant, Karl Dubay of the Dubay Group, on behalf of the owner, Angle Wood Pond Realty Trust, is proposing a mixed use development consisting of restaurants, medical uses, offices, research and development space, child care, personal service establishments, adult day care, commercial services and 32 units of 55+ senior housing (townhouse style). Shared parking, greenspace, private roads/driveways, and outdoor passive recreation uses are also proposed.

Meeting Minutes – Review and Approve

- December 2nd
- December 9th
- December 5th (2 sets)
- December 16th

2015 Master Plan Phase I Workshop

- Demographics Chapter
- Goals & Vision Chapter

No new business after 10pm unless agreed to by the Planning Board. Any remaining items will be placed on the agenda for the next available Planning Board meeting. Information pertaining to any item on the agenda is available for public review at the Community Development Department during normal business hours or by calling for information at (603) 432-3806. To ensure timely inclusion among the Board's written materials, written/mailed statements submitted in lieu of a personal appearance should be received by the Community Development Department by noon the Friday preceding the applicable hearing or workshop date. The Board will attempt but cannot guarantee timely review & consideration of written/mailed statements received after that time.

Old/New Business (Not to include discussion of pending applications or decisions on matters requiring public notice)

Adjournment

UPCOMING MEETINGS:

February 3rd

February 10th

February 17th